

**MINUTES**  
**BROOKINGS PLANNING COMMISSION**  
**Regular Meeting**  
**June 7, 2005**

Chair Nishioka called the meeting of the Brookings Planning Commission to order at 7:00 p.m. in the Council Chambers at the Brookings City Hall on the above date with the following Commission members and staff in attendance.

*Commissioners Present:*

Jim Collis	Randy Gorman
Rick Dentino	Ron Hedenskog
Bill Dundom	Bruce Nishioka

*Commissioners Absent:*

Bill Smith

*Staff Present:*

John Bischoff, City Planner  
Dianne Snow, Senior Planner  
Cathie Mahon, Community Development Secretary

*Media:* Coastal Pilot reporter, Brian Bullock

*Other:*

Approximately 30 citizens in the audience.

**CHAIRPERSON ANNOUNCEMENTS**

None.

**MINUTES**

By a 4-0-2 vote (Motion: Commissioner Dentino; Commissioners Gorman and Collis abstained due to being absent at the last meeting) the Planning Commission approved the minutes of May 3, 2005, as written.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION ON WRITTEN REQUESTS AND COMMUNICATION**

None.

**THE PLANNING COMMISSION TOOK THE FOLLOWING ACTION IN THE PUBLIC HEARINGS**

1. By a 6-0 vote (motion: Commissioner Hedenskog) the Planning Commission approved File No. **CUP-1-05**, a request for a conditional use permit to operate an automobile service and car-wash station on a 1.57 acre parcel; located at 336 Fifth Street; Assessor's Map 41-13-06DB, Tax Lot 1600; C-3 (General Commercial) zone; John Cole, Lundin Cole Architects, applicant for proposed *Oil Can Henry* business.

The following conditions were added to the Conditions of Approval:

- 20) The applicant shall install a STOP sign at the intersection of the private street and Fifth Street.
- 21) The applicant shall install two (2) "No Parking" signs along the subject frontage of the private street.
- 22) The applicant shall provide either landscaping in the form of a hedge or fence of sufficient height to deflect noise from the outdoor vacuums away from adjoining uses. The fence or hedge cannot block the view of vehicles entering the private street from the facility.
- 23) The applicant shall provide the City with a fifteen (15) foot wide easement over the storm sewer main along the northerly boundary of the property.
- 24) The applicant shall provide a hard surface walking path along the easement requested in Condition No. 23.
- 25) The applicant shall provide a name for the private street for consideration by the Planning Commission.

All commissioners declared ex parte due to familiarity with the subject property. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The action was taken following questions and answers regarding the request from the following:

John Cole, Lundin Cole Architects, representative, 208 SW Stark St., Suite 200, Portland.

Jeffrey Tribble                      15630 Highway 101 South                      Brookings, OR 97415

Entered into the record by John Cole, and distributed to the commissioners and the audience, were building renderings:

- Exhibit A                      Oil Can Henry's station in Colorado
- Exhibits B and C:      Proposed architecture of station for the subject property

The Public Hearing was closed at 7:55 p.m.

By a motion from Commissioner Collis, and unanimously approved, the Public Hearing was reopened at 8:12 p.m. for additional information. It was closed at 8:22 p.m.

The applicant waived his right to seven (7) days in which to submit written argument.

2. By a 6-0 vote (Motion: Commissioner Gorman) the Planning Commission approved a request for a final ORDER and Findings of Fact for File No. **CUP-1-05**.
3. By a 6-0 vote (Motion: Commissioner Collis) the Planning Commission approved File No. **SUB-3-05**, a request for a subdivision at *The Cove*, to divide a 0.88 acre parcel into 4 lots; located at Schooner Bay Drive; Assessor's Map 41-13-07AA, Tax Lots 199 and 2100; R-1-6 (6,000 square foot minimum lot size) and R-2 (Two-Family Residential) zones; Jim Cole, representative for *The Cove Home Owners Association, Inc.*.

The action was taken following questions and answers regarding the request from the following:

Jim Cole, President of the Cove Homeowners Association, 209 Schooner Bay Drive

A letter in support of the proposal was read into the record from:

Mr. and Mrs. Manuel Cunha, 3175 Corte Cabrillo Aptos, CA

All commissioners declared ex parte due having familiarity with the subject property. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

4. By a 6-0 vote (Motion: Commissioner Gorman) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **SUB-3-05**.
5. By a 6-0 vote (Motion: Commissioner Dentino) the Planning Commission approved File No. **VAR-1-05**, a request for a front yard and side yard setback variance to allow the construction of a new roof on a pre-existing nonconforming single family house that will raise the height of the building by 10 inches; located at 520 Myrtle Street; Assessor's Map 41-13-05CA, Tax Lot 101; R-1-6, (6,000 square foot minimum lot size) zone; Adam Taylor, applicant; Tiko Crowe, representative.

All commissioners except Commissioner Nishioka declared ex parte due to a site visit. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The action was taken following questions and answers regarding the request from the following:

Tiko Crowe, representative; 740-B Pioneer Road, Brookings, OR 97415

The applicant waived his right to seven (7) additional days in which to submit written argument.

6. By a 6-0 vote (Motion: Commissioner Collis) the Planning Commission approve the Final ORDER and Findings of Fact for File No. **VAR-1-05**.
7. By a 6-0 (Motion: Commissioner Dundom) the Planning Commission approved File No. **CUP-2-05**, a request for a conditional use permit to allow the use of a 10.98 acre parcel of land as temporary storage for materials and equipment during the remodel of the Fred Meyer Store; located at 325 Fifth Street; R-3 (Multiple Family Residential) zone; Assessor's Map 41-13-06D, Tax Lot 320; Fred Meyer Stores, applicant; Ken Coors, Western Construction Services, representative.

All the commissioners declared ex parte due to familiarity and buying products at the Fred Meyer store. There was no challenge from the audience as to the jurisdiction of the Commission to hear the request.

The following conditions were added to the Conditions of Approval:

- The sign shall indicate the use is temporary and indicate the date of expected completion. The telephone number shall be monitored on a 24-hour a day basis.
- The applicant shall provide on going dust control measures until such time as paving is complete.
- The applicant shall place a sign on the subject property at the entrance to the storage area stating that there will be no parking of project vehicles on Mill Beach Road at any time.
- The applicant shall take steps to reduce congestion on Mill Beach Road due to vehicles entering and/or leaving the site.
- The applicant shall install a sight obscuring fence of at least six (6) feet in height around all sides of the storage facility for security purposes.
- The applicant shall cause the pavement placed for storage facility to be removed within sixty (60) days from the completion of the remodel project.

This action was taken following questions and comments regarding the request from the following:

Ken Coors, applicant, Western Construction Services,	Vancouver, WA.
Jim Miller, South Coast Lumber P. O. Box 2453	Brookings, OR 97415
John & Debbie Chegus P. O. Box 164	Brookings, OR 97415
Steve Bismarck 270 Allen Lane	Brookings, OR 97415

Entered into the record were the following exhibits:

Exhibit A	21 photos of the subject property	submitted by John Chegus
Exhibit B	4 page argument in opposition	submitted by Steve Bismarck
Exhibit C & D	two exhibits on zoning	submitted by Steve Bismarck

The applicant waived his right to seven (7) days in which to submit written argument.

8. By a 6-0 (Motion: Commissioner Dundom) the Planning Commission approved the Final ORDER and Findings of Fact for File No. **CUP-2-05**.

A short recess was declared at 10:37 p.m. The meeting reconvened at 10:45 p.m. with the same six commissioners present.

9. By a 6-0 vote (Motion Commissioner Gorman) the Planning Commission will send a favorable recommendation to Curry County in the matter of File No. **CR-AD-0514**, a conditional use permit to establish a single-family dwelling and accessory structures on a 5.82 acre parcel of land, located within the County Forest Grazing (FG) zone and an area of potential geologic hazard; Assessor's Map 41-13-06D, Tax Lot 320; Milburn and Janis Barr, applicants; Jim Capp, representative.

The following conditions were recommended:

- The proposed dwelling and accessory structures must be sited in compliance with the geologic hazard report submitted with the applicant's findings.
- The applicant must obtain and record an easement from adjacent property owners to accommodate the required 130 foot fire break around the proposed

structures.

- The applicant must submit engineered grading, storm water drainage and erosion control

### **UNSCHEDULED PUBLIC APPEARANCES**

Yvonne Maitland, 15676 Oceanview Drive, read into the record two documents referencing the County Referral File No. **CR-AD-0514** – Harbor Hills Master Plan Area within the City UGB. She stated as a representative of *Citizens for Orderly Development*, the submitted documents addressed three (3) issues: public safety, health and welfare, specifically for the File No. CR-AD-0514:

1. Lack of adequate water availability.
2. Road Safety and Standards
3. Natural Hazard Overlay Zone and Rapidly Moving Land Slides

### **MESSAGES FROM CITY MANAGER**

None.

### **MESSAGES FROM THE MAYOR**

None.

### **PLANNING STAFF COMMENTS**

Senior Planner Snow discussed a letter received from Gary and Linda Wassel, 714 Fifth Street. The letter referenced File No. Sub-2-05 heard at the May public hearing. Their property abuts the proposed subdivision and the concern of erosion affecting their property.

City Planner Bischoff discussed the possibility of having two meetings a month due to the projected workload. Discussion ensued and it was concluded having two meetings versus one meeting until midnight was conveyed by most of the commissioners. Planner Bischoff explained the second meeting would be for minor actions like extensions.

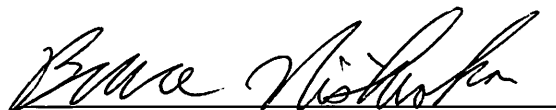
The second item discussed was changing the July 5<sup>th</sup> meeting. Most of the commissioners have Fourth of July plans and expressed moving the meeting. It was decided to move the meeting date one week, until July 12<sup>th</sup>.

### **ADJOURNMENT:**

With no further business before the Planning Commission, the meeting was adjourned at 11:45 p.m.

Respectfully submitted,

**BROOKINGS PLANNING COMMISSION**



Bruce Nishioka, Chairperson